

LOCATION MAP

PHASE I  
15.31 Ac.  
RABA ELEMENTARY SCHOOL  
RECORDED PLAT  
VOL. 9543 PG. 102

PHASE II  
71.74 Ac.  
WESTOVER HILLS  
HIGH SCHOOL

PROPOSED RESERVE AT  
WESTOVER HILLS  
238 ASSOCIATES, LTD.  
REMAINDER PORTION OF  
238.3 AC. TRACT

WESTOVER HILLS  
DEVELOPMENT PARTNERS

SUMMARY  
NO. OF PHASE = 2  
NO. OF LOTS = 2  
ACREAGE = 87.05

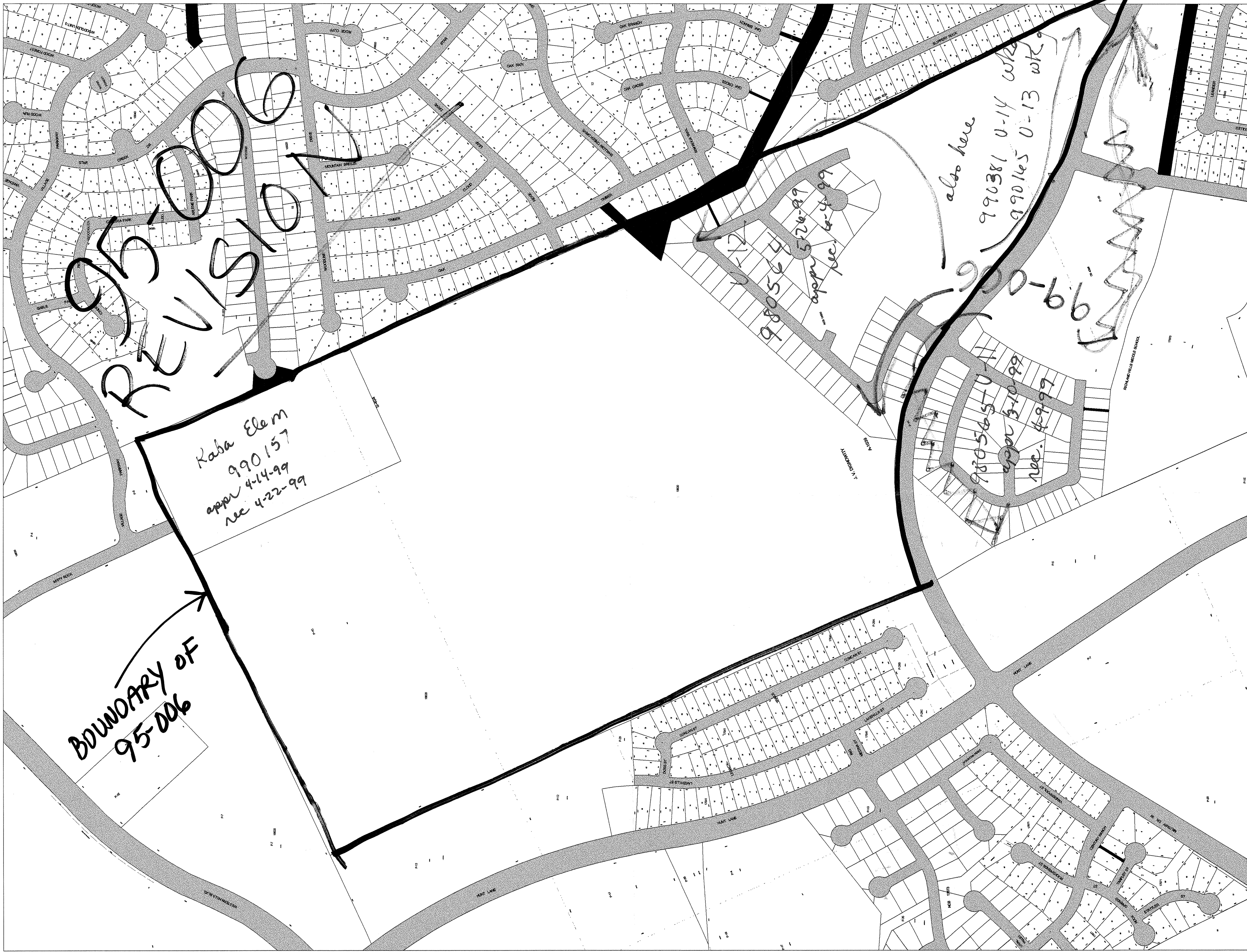
OWNER: NORTHSIDE INDEPENDENT  
SCHOOL DISTRICT  
5900 EVERS ROAD  
SAN ANTONIO, TEXAS 78238  
(210) 257-1815

PLAN HAS BEEN ACCEPTED BY  
COSA  
Jan 28, 2000 418-A  
(date) (number)  
If no plans are filed, plan will expire  
On July 29, 2001  
1st plat filed on

WESTOVER HILLS AREA SCHOOLS PRELIMINARY OVERALL DEVELOPMENT PLAN	
M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS (210) 681-2951 MAILING ADDRESS: 10325 BANDERA RD., SAN ANTONIO, TEXAS 78250 LOCATION: 10325 BANDERA RD., SAN ANTONIO, TEXAS 78250	
DRAWN BY: J.P.L.	DATE: JANUARY, 2000
CHECKED BY: R.R.	JOB NO.: 156210
SHEET 1 OF 1	

990407





BOUNDARY OF  
95-006

Kaba Elem  
990157  
appx 4-14-99  
rec 4-22-99

95-006

98056  
appx 5-26-99  
rec 6-4-99

98056-5-0-11  
appx 3-10-99  
rec 4-9-99

also here  
990381 0-14 wk  
990165 0-13 wk

990-66

418 A Boundary



# M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS &amp; SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.  
PRESIDENT**FAX TRANSMITTAL**

RECIPIENT'S FAX NO. 207-4441 NO. OF PAGES (including this one): 3  
TO: Elizabeth  
COMPANY: City of San Antonio - Dept of Planning  
FROM: Sandi Vicars JOB #: \_\_\_\_\_  
DATE: 1/21/00 TIME: 9:49 AM  
RE: Westover Hills

<input checked="" type="checkbox"/> FOR YOUR INFORMATION	<input type="checkbox"/> PLEASE PHONE ME TO DISCUSS
<input type="checkbox"/> PER YOUR REQUEST	<input type="checkbox"/> PLEASE PROCESS FOR PAYMENT
<input type="checkbox"/> PLEASE REVIEW & CALL	<input checked="" type="checkbox"/> PER OUR PHONE CONVERSATION
<input type="checkbox"/> FOR YOUR APPROVAL	<input type="checkbox"/> ORIGINAL WILL BE DELIVERED

REMARKS: Signed POADP Application.

IF YOU DO NOT RECEIVE ALL PAGES PLEASE CONTACT:

NAME: \_\_\_\_\_

NUMBER: (210) 681-2951





# CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 1/20/2000 Name of POADP: Westover Hills Area Schools

Owners: N.I.S.D. Consulting Firm: M.W. Cude Engineers, L.L.C.

Address: 5900 Evers Road, San Antonio Address: 10325 Bandera Road

Zip Code: 78238 Zip Code: San Antonio, Texas 78250

School District: N.I.S.D. Phone: 210-681-2951

Existing Zoning: P-1, R-1 Proposed Zoning: P-1, R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 2 ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 6

Ferguson Map Grid p 579, A7 & 8

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>2</u>	<u>87.05</u>

Is there a previous POADP for this Site? Name Reserve at Westover Hills No. 418

Is there a corresponding PUD for this site? Name Reserve at Westover Hills No. 95006

Plats associated with this POADP or site? Name Raba Elementary School No. 990167

Name Westover Hills High School No. 990407

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: James Martin

Signature: James Martin

Date: 1/20/2000

Phone: 210-257-1215

Fax: 210-257-1212

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 207-7102;
- ☒ the POADP ☒ does not ☐ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the N.I.S.D. School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Military Drive West

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: James Martin

Signature: James Martin

If you have any questions please call J. Jay at (210) 207-7900  
APPLICATION REVISED October 7, 1999





# CITY OF SAN ANTONIO

January 28, 2000

Mike Cude, P.E.  
President  
M. W. Cude Engineers, L.L.C.  
10325 Bandera Road  
San Antonio, TX 78250

Re: Westover Hills Area School

POADP # 418 - A

Dear Mr. Cude,

The City Staff Development Review Committee has reviewed Westover Hills Area School Subdivision Preliminary Overall Area Development Plan # 418 - A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- Due to the inadequate roadway capacity of Military Drive and the lack of traffic control at the intersection of Westover Hills and Military Drive, undesirable traffic impacts are expected from this development. Therefore, circulation and access issues must be resolved with the Public Works Department prior to submittal of the final site plan. For information about these requirements you can contact the Department of Public Works at 207-7587.

Mr. Cude  
Page 2  
January 28, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais", written in a cursive style.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer





**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department  
FROM: Engineering and Traffic Division  
COPIES TO: File  
SUBJECT: Westover Hills High School POADP Level 2 T.I.A.

Date: January 24, 2000


The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Westover Hills High School POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

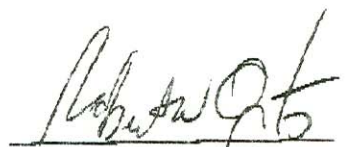
Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual, this development is estimated to generate 966 peak hour trips. These trips are assigned to three access points on Military Drive West.

Due to the inadequate roadway capacity of Military Dr. and lack of traffic control at the intersection of Westover Hills and Military Dr., undesirable traffic impacts are expected from this development. Therefore, circulation and access issues must be resolved with the Public Works Department prior to the submittal of the final site plan.

RECEIVED  
00 JAN 28 PM 3:32  
DEPT OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

Approved by:

  
Andrew J. Ballard, P.E.  
City Engineer

  
Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

AJB/RWO/TS  
ID 99TIA09243



# M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.  
PRESIDENT

January 20, 2000

Mr. Emil R. Moncivais, AIA, AICP  
City of San Antonio  
Department of Planning  
114 W. Commerce  
San Antonio, Texas 78205

Re: Westover Hills High School

Dear Mr. Moncivais,

On behalf of the Northside Independent School District, we are hereby requesting that the POADP fee requirement be waived. We are citing Ordinance No. 87494 (copy attached) passed and approved March 12<sup>th</sup>, 1998

Thank you for time and consideration in this matter.

If you have any questions or we can be of any assistance, please call Sandi Vicars at 681-2951.

Very Truly Yours,

Sandra L. Vicars  
Asst. Project Manager

Attachment



## AN ORDINANCE 87494

**PROVIDING PUBLIC INDEPENDENT SCHOOL DISTRICTS  
AND THE ALAMO COMMUNITY COLLEGE DISTRICT  
EXEMPTIONS FROM THE DEVELOPMENT FEE  
REQUIREMENTS OF THE CODE OF THE CITY OF SAN  
ANTONIO.**

\* \* \* \* \*

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Attached hereto is a memorandum of this Council expressing its desire to place on the March 12, 1998 agenda an ordinance that would provide all school districts and the Alamo Community College District an exemption from all development fees.

**SECTION 2.** After deliberation at the public meeting of this Council on this day it is determined that:

- a) the development fee requirements of the Code of the City of San Antonio shall neither apply to public independent school districts nor Alamo Community College District;
- b) staff shall, within 60 days, present a cooperative plan to the Council that is both mutually agreeable and beneficial to the City, school districts and Alamo Community College District; and
- c) if, at that time, an acceptable plan is agreed upon and presented, it shall be considered for implementation or, if no agreement is reached, the Council will consider rescission of this ordinance.

**SECTION 3.** Staff is directed to take appropriate action in accordance with the determination noted in Section 2. above.

**SECTION 4.** This ordinance shall take effect ten days from passage hereof.

**PASSED AND APPROVED** this 12<sup>th</sup> day of March, 1998.



**M A Y O R**

Howard W. Peak

**ATTEST:**



ASSISTANT City Clerk

**APPROVED AS TO FORM:**



City Attorney

**98-10**







# M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.  
PRESIDENT

January 20, 2000

Mr. Emil R. Moncivais, AIA, AICP  
City of San Antonio  
Department of Planning  
114 W. Commerce  
San Antonio, Texas 78205

Re: Westover Hills Area Schools

Dear Mr. Moncivais:

The original P.O.A.D.P. - #418 Reserve at Westover Hills as approved August 26, 1994, included 238.3 acres and has been divided into three (3) areas due to the sale of portions of the property. Continental Homes of Texas, Inc. purchased 83.24 acres and has it's own P.O.A.D.P./P.U.D. approved (copy attached) and plats recorded within the area. Northside Independent School District purchased 87.05 acres for development of an elementary and high school.

We are hereby requesting the P.O.A.D.P. for the 87.05 acres to stand as it's own P.O.A.D.P. due to the change in ownership into three (3) separate owners.

If you need any additional information or have any questions, please call.

Very truly yours,

Michael W. Cude, P.E.  
President

SLV/cgh



CMD: 610 PLAT/LN: \_\_\_\_\_ NAME/KEY: RESERVE \_\_\_\_\_ AGENCY: \_\_\_\_\_

LN	PLAT#	NAME	STATUS
01	1998000565	RESERVE & WESTOVER HILLS U-11	PUD
02	1998000564	RESERVE & WESTOVER HILLS U-12	PUD
03	1999000165	RESERVE @ WESTOVER HILLS U-13	
04	1999000381	RESERVE @ WESTOVER HILLS U-14	
05	1994000847	RESERVE @ WESTOVER HILLS U-2	APR 8-75-09 APR NOT REC.
06	1999000306	RESERVE @ WESTOVER HILLS U-3	WKG
07	1994000848	RESERVE AT WESTOVER HILLS I PUD	APPR 7-14-99 NOT REC.
08	1998000153	RESERVE AT WESTOVER HILLS U-6	APPR 10-14-98 REC 11-3-98
09	<del>1997000425</del>	<del>RESIDENCE INN</del>	
10	<del>1993000386</del>	<del>RESIDENCE INN SUBDIVISION</del>	
11	<del>1996000412</del>	<del>RESTAURANTS AT STONE OAK, THE</del>	
12	<del>1998000246</del>	<del>RETABLO RANCH U-1 PUD</del>	
13	<del>1998000383</del>	<del>RETABLO RANCH U-2 PUD</del>	
14	<del>1999000074</del>	<del>RETREAT @ OAK HILLS U-1 PUD</del>	
15	<del>1994000150</del>	<del>RFG SUBDIVISION</del>	
16	<del>1995000146</del>	<del>RFR</del>	

'210' PLANNING '510' AGENCIES 'PF8' FRWD 'PF3' MAIN MENU

1-7-00 Sandy says P-D can't remember if they submitted revised plan for remaining residential lots to left of H.S., P-D is checking and will call her back. Also advised Sandy to get us an appl for their part.

on the south side of current project H. PUD 96006 - in triangle shape



**M.W. CUDE ENGINEERS, L.L.C.**

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.  
SAN ANTONIO, TEXAS 78250  
(210) 681-2951

**Memo**

TO: Dept. of Planning

DATE: January 21, 2000

Elizabeth

SUBJECT: Westover Hills HS

#990407

1 - POADP application with original signature

Thanks!!

RECEIVED  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
00 JAN 20 PM 3:34

*Sincerely,  
Sandy*

SIGNED



**M.W. CUDE ENGINEERS, L.L.C.**

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.  
SAN ANTONIO, TEXAS 78250  
(210) 681-2951

**Memo**

TO: Dept. of Planning

DATE: December 29, 1999

SUBJECT: The Reserve at Westover Hills

P.U.D.

Revision to Planned Unit Development Package

6 - Bluelines P.U.D. Plan,

1 - Check No. 1770 in the amount of \$381.10 for fees

1 - Copy of the original P.U.D. Plan redlined to show changes

We are hereby requesting the original PUD # be used and this go through as a revision

Please process.

RECEIVED  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
99 DEC 30 AM 9:42

*M. Donzely*

*Sincerely,  
Sandy*

SIGNED